

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kalamazoo

State: MI

PJ's Total HOME Allocation Received: \$13,331,115

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	20			
% of Funds Committed	95.19 %	90.35 %	6	93.41 %	61		66
% of Funds Disbursed	85.45 %	83.25 %	11	84.68 %	43		44
Leveraging Ratio for Rental Activities	4.23	3.19	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.56 %	1	80.76 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	77.52 %	71.00 %	10	68.18 %	56		60
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.05 %	87.53 %	11	80.32 %	41		45
% of 0-30% AMI Renters to All Renters***	52.75 %	52.43 %	10	45.16 %	61		65
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.60 %	97.56 %	16	95.04 %	31		30
Overall Ranking:			In State:	4 / 20	Nationally:	78	81
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,534	\$26,400		\$26,037	273	Units	16.70 %
Homebuyer Unit	\$16,199	\$17,388		\$14,755	32	Units	2.00 %
Homeowner-Rehab Unit	\$24,144	\$22,638		\$20,487	54	Units	3.30 %
TBRA Unit	\$2,094	\$6,004		\$3,225	1,273	Units	78.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,482	\$77,269	\$24,623
State:*	\$78,938	\$73,007	\$19,377
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.5	43.8	40.7	28.4	Single/Non-Elderly:	48.1	28.1	25.9	16.7
Black/African American:	44.3	50.0	53.7	66.8	Elderly:	2.3	0.0	24.1	0.9
Asian:	0.4	0.0	1.9	0.0	Related/Single Parent:	31.7	53.1	33.3	69.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.3	Related/Two Parent:	8.8	12.5	14.8	11.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	9.2	6.3	1.9	2.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.1					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.1	3.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1					
Other Multi Racial:	0.4	0.0	0.0	1.0					
Asian/Pacific Islander:	0.4	0.0	0.0	0.2					
ETHNICITY:									
Hispanic	1.9	3.1	3.7	3.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.1	25.0	27.8	14.8	Section 8:	13.4	0.0 [#]		
2 Persons:	26.0	34.4	13.0	30.2	HOME TBRA:	2.7			
3 Persons:	16.4	15.6	27.8	22.7	Other:	16.4			
4 Persons:	9.5	9.4	9.3	16.7	No Assistance:	67.6			
5 Persons:	3.1	9.4	11.1	8.0					
6 Persons:	1.1	6.3	7.4	4.5					
7 Persons:	0.8	0.0	3.7	1.6					
8 or more Persons:	0.0	0.0	0.0	1.6					
					# of Section 504 Compliant Units / Completed Units Since 2001				8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo State: MI Group Rank: 78
(Percentile)
State Rank: 4 / 20 PJs Overall Rank: 81
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	77.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	95.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.81	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

